

**BOARD OF HARBOR COMMISSIONERS  
CITY OF SANTA BARBARA  
MINUTES**

Regular Monthly Meeting

March 20, 2008

City Council Chambers - City Hall 6:30 p.m.

**ROLL CALL** 6:30 p.m.

Commissioners Present

Will Anikouchine  
Betsy R. Cramer  
Frank Kelly  
Ken Owen

Staff Present

John Bridley, Waterfront Director  
Scott Riedman, Waterfront Business Manager  
Karl Treiberg, Facilities Manager  
Mick Kronman, Harbor Operations Manager  
Mary Adams, Harbor Commission Secretary

Councilmembers Present

Dale Francisco

**CHANGES TO THE AGENDA**

None

**PUBLIC COMMENT**

None

**HARBOR COMMISSION MATTERS**

**1. Approval of Minutes**

Moved to approve the minutes from the February 21, 2008, Harbor Commission meeting. Cramer/Anikouchine 4-0

**DIRECTOR'S REPORT**

**2. Department Update**

- Council Agenda Items
- Tentative Agenda Items for April

**3. Facilities Management Report**

- February Storm
  - Harbor
  - Stearns Wharf

Commissioners had questions regarding the railing and warning signs in relation to the three pedestrians swept from the Breakwater by a large wave on February 24, 2008. Staff responded by stating that the aluminum rails were well above code requirements and that the area was posted with warning signs.

**4. Harbor Operations Report**

- Harbor Patrol Rescues Dozens From Huge February Swell
- Trawlers Earn Favorable Decision from California Fish and Game Commission
- Wet Wednesday Races Begin March 19<sup>th</sup>
- Harbor Swap Meet and Hazmat Turn-In Day May 17<sup>th</sup>

**NEW BUSINESS**

**5. Request for Proposal / Marina 4-B Lease Area**

Staff Report: Scott Riedman, Waterfront Business Manager

Commission received a staff report and considered the three business proposals submitted for the Marina 4-B lease area berth.

Commissioner Cramer spoke on behalf of the Selection Committee confirming that Voyage Partners, LLC was selected as the best respondent to the RFP. The other proposals were arbitrary or speculative.

Speaker:

Dennis Longaberger, Sunset Kidd Yacht Sales: Opposed the selected RFP proposal. He said that his client submitted the only suitable proposal for the space. In fact, his client was prepared to purchase a vessel once he was selected. Mr. Longaberger submitted a copy of the Marina Rules and Regulations and pointed out #2, which states that, "A vessel must occupy at least 80% of the slip length and extend a distance into the fairway no greater than that allowed by City Resolution". Staff purported that Marina 4-B End Tie was lease space, not a slip.

In response to Commissioner Anikouchine's question regarding the difference between a slip and an end tie, Mr. Bridley reminded Commissioners that the Marina 4-B End Tie Project was developed with Commission's input over the past few years. The area was developed to provide three new lease spaces to accommodate large vessels. These three large vessel berths were never

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intended to be treated as slips with a thirty-day permit that would be assigned off the wait list. The slip concept was brought before the Commission and it was decided that building three lease spaces was the preferred configuration for Marina 4-B end tie.

Moved to accept the recommendation from the Selection Committee and make a finding that Voyage Partners, LLC was the most responsive and appropriate user for Marina 4-B lease space. Owen/Cramer 3-1 (Anikouchine Against)

Staff was directed to negotiate a lease agreement with Voyage Partners, LLC and return to the Commission with lease recommendations at the next meeting.

### **6. One-Year Lease Agreement with Stearns Wharf Vintners / Coastal Winery**

Staff Report: Scott Riedman, Waterfront Business Manager

Moved to recommend Council approve a one-year lease with a one-year option with Coastal Winery, Inc., doing business as Stearns Wharf Vintners, at an average rent of \$3,423 per month or ten percent of gross sales, whichever is greater, for a 890 square foot retail and food service space at 217-G Stearns Wharf. Owen/Cramer 4-0.

Commissioner Kelly pointed out that the deck off Stearns Wharf Vintners was open to the public. Staff noted that the deck could be accessed at the top of the stairs before entering Stearns Wharf Vintners.

Stearns Wharf Vintners owner, Candy Scott, was at the meeting, however did not address the Commission.

### **7. Marina One Replacement Project**

Staff Report: Karl Treiberg, Waterfront Facilities Manager

Harbor Commission received a status report on the Marina One Replacement Project, including results of the Boater Questionnaire. The Questionnaire went to all Santa Barbara slipholders, tenants and Harbor maintenance services. The questionnaire was also available online and at the Harbormaster's Office. A total of 125 stakeholders responded to the survey, which is about 25% of all Marina One slipholders.

Staff will be organizing another Marina One Replacement Project Committee meeting in about three weeks. Commissioner Cramer suggested the Marina One Replacement Project Committee become a standing committee so other Commissioners would be able to attend the meetings. Mr. Bridley will check with City Attorney and let Commissioners know prior to the next meeting.

**8. Status Report Regarding Garden Street Parking Lot Being Used For RV Overnight Parking as Part of the New Beginnings Safe Parking Project**

Unfortunately, the New Beginnings' representative was not able to attend the meeting. Therefore, Mr. Riedman gave a brief six-month status report regarding New Beginnings' use of three parking spaces in the Garden Street lot for overnight RV parking as part of their Safe Parking Project.

Commission had concerns regarding this program prior to implementation, however were pleased that it has worked out so successfully.

**COMMISSION/STAFF COMMUNICATIONS**

Mr. Bridley informed the Commission that he was unable to attend this year's CMANC Washington Week. There is good news from Washington, however, in that the President's budget includes \$2 million for annual dredge funding for Santa Barbara Harbor. Additionally, Santa Barbara, Channel Islands and Morro Bay sent 90 pounds of local lobsters to the Washington, D.C. meeting to draw attention to California's commercial fishing industry.

**ADJOURNMENT**

Moved to adjourn the meeting at 7:47 p.m. Anikouchine/Kelly 4-0.